

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Final Plat #01021  
North Creek Commercial Park

**DATE:** September 21, 2001

**PROPOSAL:** A Final Plat consisting of 10 lots and 2 outlots.

**LAND AREA:** 80 Acres, more or less

**CONCLUSION:** The final plat is consistent with the preliminary plat.

<b>RECOMMENDATION:</b>
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Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 41 Irregular Tract, Outlot A, North Creek 2<sup>nd</sup> Addition, Lot 3, Block 1 and Lot 1, Block 4 High Point North Commercial Park Addition all located in Section 36, T11N, R6E of the 6<sup>th</sup> PM, Lincoln, Lancaster County, Nebraska.

**LOCATION:** Generally located at Telluride Drive and Whitehead Drive, south of Interstate 80.

**APPLICANT:** Robert Hampton  
Lincoln North Creek L.L.C.  
6101 Village Drive, Suite 101  
Lincoln, NE 68516  
(402) 434-5650

**OWNER:** Robert Hampton

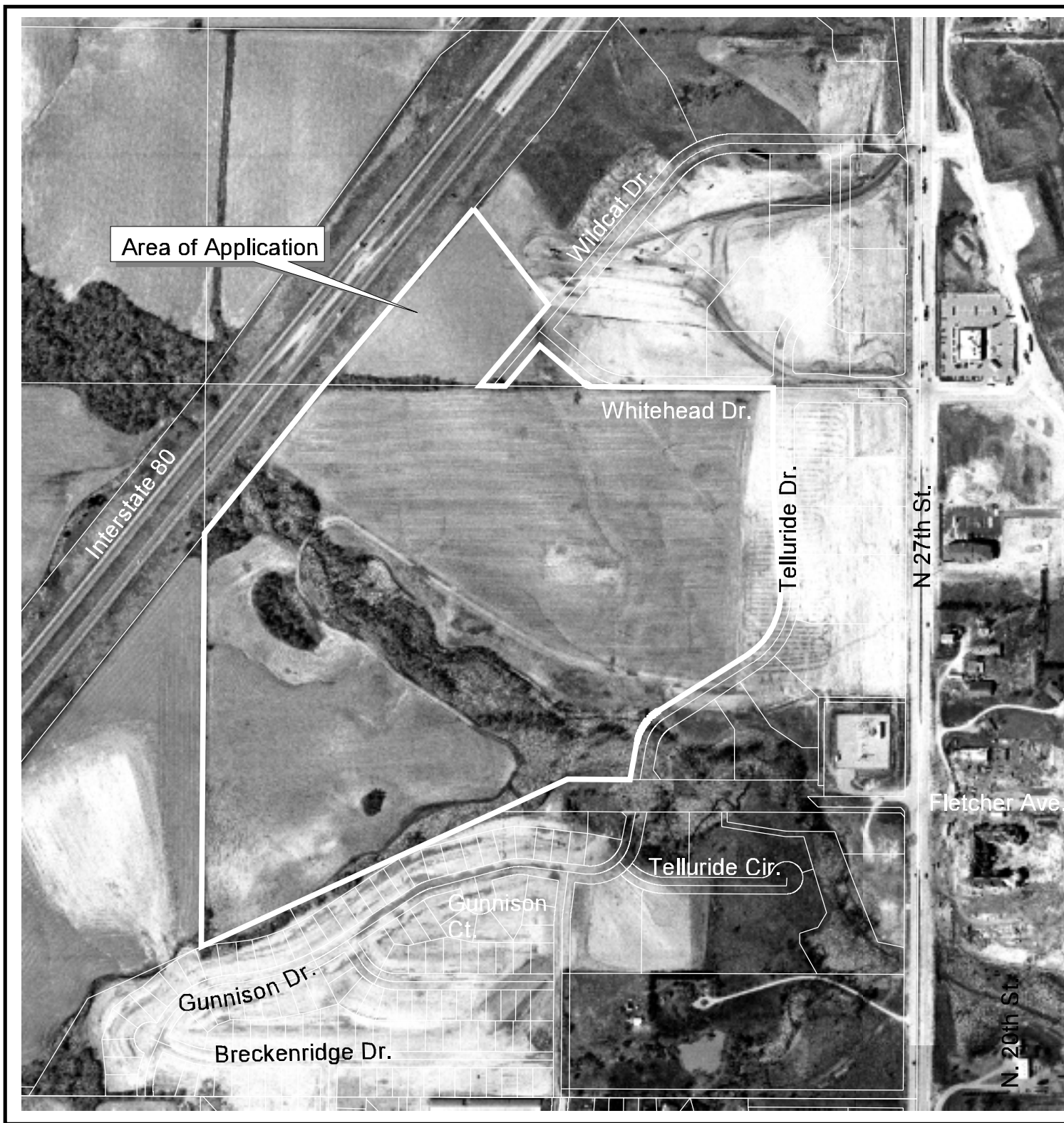
**CONTACT:** Robert Dean  
Engineering Design Consultants  
630 N. Cotner Boulevard  
Lincoln, NE 68505  
(402) 464-4011

**EXISTING ZONING:** H4, General Commercial District, H3, Highway Commercial District and R3, Residential District.

**EXISTING LAND USE:** Undeveloped

### **SURROUNDING LAND USE AND ZONING:**

North:            Agriculture                            AG, Agricultural



**Final Plat #01021**  
**North Creek Commercial Park**  
**Fletcher & N. 27th St.**



Photograph Date: 1999



## FINAL PLAT

**SHEET 1 - COVER SHEET**

SHEET 2, 3, & 4  
- FINAL PLAT

**SHEET 5 - DEDICATION AND ACKNOWLEDGEMENTS**

**SHEET 6 - LIEN HOLDER CONSENT AND SUBORDINATION AND ACKNOWLEDGEMENTS.**

**SHEET 7 - SURVEYORS CERTIFICATE AND PLANNING COMMISSION APPROVAL.**





630 North Cotner Blvd., Suite 105  
Lincoln, Nebraska 68505

June 8, 2001

Ray Hill  
Planning Department  
555 So. 10<sup>th</sup> Street  
Lincoln, NE 68508

Re: North Creek Commercial Park  
EDC Job # 00-009

Dear Ray:

Enclosed are 15 prints of the above referenced Final Plat, a check in the Amount of \$200.00 for the application fee, the completed application form, and one set of prints reduced to 8 1/2" x 11". The proposed plat is generally located in Lot 41, irregular tract, Outlot A, North Creek 2<sup>nd</sup> Addition, Lot 3, Block 1 and Lot 1, Block 4, High Pointe North Commercial Park Addition, all in S36, T11N, R6E of the 6<sup>th</sup> P.M. City of Lincoln, Lancaster County, Nebraska. The City Treasurer is preparing the tax status form and Nebraska Title Company is preparing an ownership certificate.

The proposed plat consists of 10 lots. The Owner and Developer of this property is Robert D. Hampton, Managing Member, Lincoln North Creek, L.L.C., 6101 Village Drive, Suite 101, Lincoln, NE, 68516, phone number is 402-434-5650.

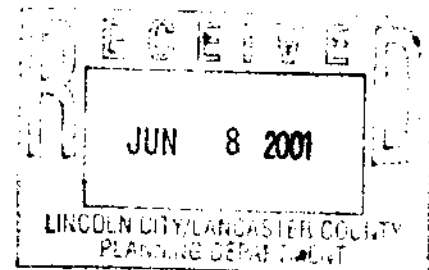
Please contact me if you have any further questions or require additional information.

Sincerely,

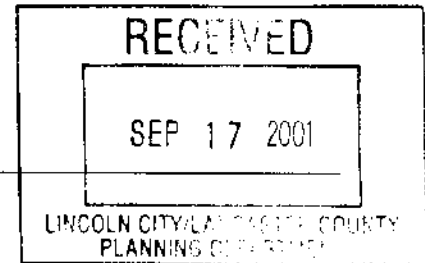
A handwritten signature in black ink, appearing to read "Robert L. Dean".

Robert L. Dean, P.E.

Enclosure



# M e m o r a n d u m



**To:** Becky Horner, Planning Department

**From:** Gary Lacy, Public Works and Utilities *GLL*

**Subject:** RESUBMITTAL of Final Plat #01021, North Creek Commercial Park

**Date:** September 14, 2001

**cc:** Roger Figard  
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Resubmittal of Final Plat #01021, North Creek Commercial Park. Public Works has the following comment:

- Regarding the July 10th Letter and Item #22: After reviewing the resubmittal for North Creek Commercial Park, Public Works finds that the request has been done and it is satisfactory to this office.



INTER-DEPARTMENT COMMUNICATION

DATE September 17, 2001

TO Becky Horner, City Planning

FROM Sharon Theobald  
(Ext. 7640)

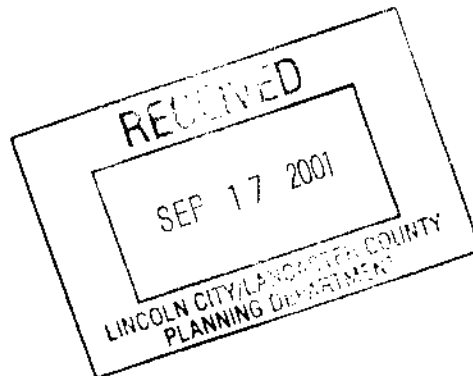
SUBJECT DEDICATED EASEMENTS  
DN #61N-24E

Attached is the Final Plat for North Creek Commercial Park.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements.

*Sharon Theobald*



ST/ss  
Attachment  
c: Terry Wiebke  
Easement File